

37-165
H/5200WARRANTY DEED
CORPORATE GRANIOR
026300

FISHER HOMES, a Maine Corporation organized and existing under the laws of the State of Maine and having a place of business at RFD #1, Box 260, Vassalboro in the County of Kennebec and State of Maine, for consideration paid, grant to EARLE M. DAVIS and MARY N. DAVIS of Waterville, Kennebec County, and State of Maine, and whose mailing address is 14 Cherry Hill Terrace, Waterville, Maine 04901 with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, more particularly described as follows:

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

BEGINNING at a steel pin in the southerly line of Barnet Avenue at the northwest corner of Lot #15 and the northeast corner of the parcel herein described as shown on Plan of "Barnet Avenue Addition for Lester T. Jolovitz" hereinafter referred to; thence S 11° 26' W a distance of 142.1 feet to a steel pin and land now or formerly of Rose A. Cates; thence N 77° 31' W a distance of 122.0 feet to a steel pin; thence N 10° 12' E a distance of 141.0 feet to a steel pin in the southerly line of Barnet Avenue; thence S 78° 04' E a distance of 125.0 feet along the southerly line of Barnet Avenue to the point of beginning.

MEANING and intending to convey Lot #17 as shown on plan entitled "Barnet Avenue Addition for Lester T. Jolovitz" dated May 15, 1989 and recorded in the Kennebec County Registry of Deeds in File #D89173.

BEING all and the same premises acquired by Fisher Homes by Warranty Deed from Lester T. Jolovitz dated July 18, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3580, Page 231 and corrected by deed of recent date to be recorded in the Kennebec County Registry of Deeds.

THIS conveyance is made subject, however, to the following restrictions which will be binding upon said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than one hundred thousand dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards of advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

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5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

In Witness Whereof, the said FISHER HOMES has caused this instrument to be sealed with its corporate seal and signed in its corporate name by PATRICIA W. FISHER its Treasurer, thereunto duly authorized, this 15th day of September, 1992.

Signed, Sealed and Delivered
in the presence of:

FISHER HOMES

William P. Dubord

By Patricia W. Fisher
Print Name: PATRICIA W. FISHER
Its Treasurer

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: SEPTEMBER 15, 1992

Personally appeared the above named PATRICIA W. FISHER, Treasurer of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be her free act and deed in her said capacity, and the free act and deed of said Corporation.

SEAL

Before me,

William P. Dubord
Notary Public
Print Name:
My Commission Expires:

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission Expires 6/28/94

RECEIVED KENNEBEC SS.

1992 SEP 17 AM 9:00

ATTEST: Anna B. Munn
REGISTER OF DEEDS